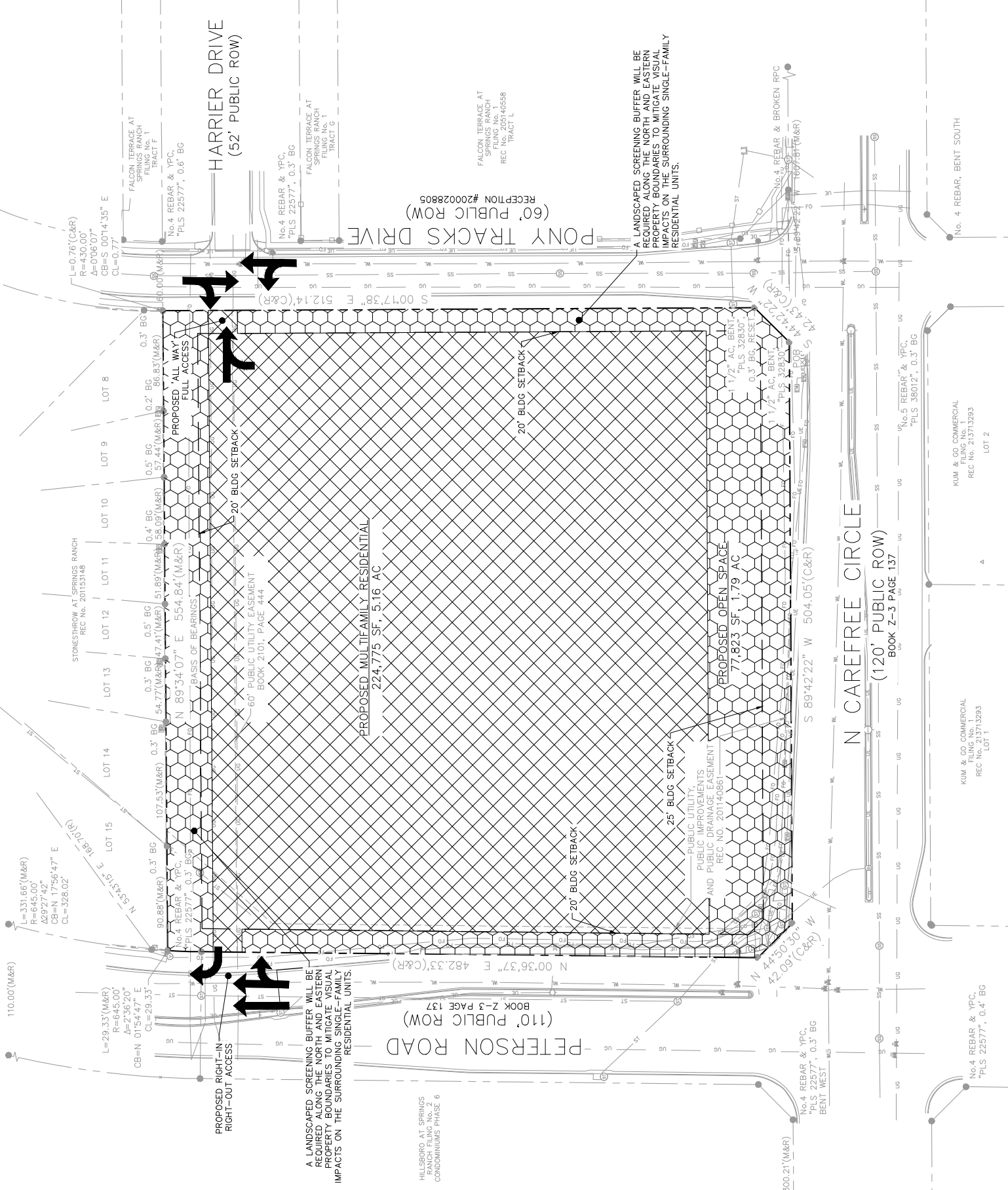


# NEC PETERSON AT N. CAREFREE CIRCLE SAND CREEK TOWNHOMES FILING NO. 1 CONCEPT PLAN

SITUATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



**SITE DATA**

PARCEL NUMBER: 5330400035  
 ADDRESS: 6746 N. CAREFREE CIRCLE, EL PASO COUNTY, COLORADO SPRINGS, COLORADO  
 EXISTING ZONING: R5/GR/AO, (MULTIFAMILY RESIDENTIAL WITH CONDITIONS OF RECORD AND AIRPORT OVERLAY)  
 PROPOSED ZONING: R5/AO, (MULTIFAMILY RESIDENTIAL WITH AIRPORT OVERLAY)  
 EXISTING LAND USE: VACANT  
 PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL (TOWNHOMES) WITH AIRPORT OVERLAY  
 MAX. BUILDING HEIGHT: 45'  
 DRAINAGE BASIN: SAND CREEK  
 BUILDING SETBACKS: LANDSCAPE SETBACKS  
 FRONT: 25' NORTH: 15'  
 REAR: 20' EAST: 10'  
 SIDE: 20' SOUTH: 25'  
 WEST: 20'

PROJECT DESCRIPTION: THE PROPOSED PROJECT IS A MULTI-FAMILY RESIDENTIAL (R5) DEVELOPMENT IN COLORADO SPRINGS, EL PASO COUNTY, COLORADO SPRINGS. THE PROPOSED LAND USE WILL INCLUDE THE PROPER PEDESTRIAN CONNECTIVITY, SCREENING, LANDSCAPING, AND OPEN SPACE PER UNIT.  
 THE EXISTING ZONING IS R5/GR/AO. THE PROPOSED ZONING IS R5/AO, ELIMINATING THE CONDITION OF RECORD. THE REZONING IS NECESSARY TO ALLOW DEVELOPMENT OF THE RESIDENTIAL MULTI-FAMILY RESIDENTIAL PROJECT.

**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF PONY TRACKS DRIVE AS DESCRIBED IN THE KNOLLS AT SPRINGS RANCH FILING NO. 1 RECORDED MARCH 20, 2000 AT RECEPTION NO. 200028805 OF THE RECORDS OF SAID COUNTY; THENCE S 89 DEGREES 42 MINUTES 22 SECONDS W ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE AS DESCRIBED IN THE COLORADO SPRINGS RANCH FILING NO. 2 RECORDED JANUARY 2, 1986 IN PLAT BOOK 23 AT PAGE 137 OF SAID RECORDS; AND IS THE BASIS OF BEARINGS USED HEREIN, A DISTANCE OF 504.05 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PETERSON ROAD AS DESCRIBED IN SAID SUBDIVISION OF THE COLORADO SPRINGS RANCH FILING NO. 2; THENCE N 44 DEGREES 50 MINUTES 30 SECONDS E ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 42.09 FEET; THENCE N 00 DEGREES 36 MINUTES 37 SECONDS E ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 482.33 FEET TO A POINT OF CURVE AND THE SOUTHEAST CORNER OF PETERSON ROAD AS DESCRIBED IN PETERSON ROAD FILING NO. 1 RECORDED DECEMBER 21, 1998 AT RECEPTION NO. 98187722 OF SAID RECORDS; THENCE ON SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 36 MINUTES 20 SECONDS, A RADIUS OF 645.00 FEET TO A POINT OF BEGINNING, THENCE N 89 DEGREES 42 MINUTES 22 SECONDS W A DISTANCE OF 554.84 FEET TO A POINT ON SAID RECORDS; THENCE N 89 DEGREES 42 MINUTES 22 SECONDS W ON SAID NORTH LINE, A DISTANCE OF 554.84 FEET TO A POINT ON A CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID PONY TRACKS DRIVE; (THE FOLLOWING THREE (3) COURSES ARE ON SAID WESTERLY RIGHT-OF-WAY LINE). 1) THENCE ON SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 06 MINUTES 07 SECONDS, A RADIUS OF 430.00 FEET FOR AN ARC DISTANCE OF 0.76 FEET, WHOSE CHORD BEARS S 00 DEGREES 14 MINUTES 35 SECONDS E; 2) THENCE S 00 DEGREES 17 MINUTES 38 SECONDS E A DISTANCE OF 512.14 FEET; 3) THENCE S 44 DEGREES 42 MINUTES 22 SECONDS W A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING. SUBJECT PARCEL AREA IS 302,624 SF (6.947 ACRES).

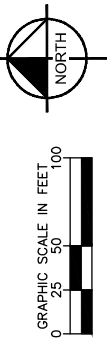
**TO BE PLATTED LEGAL DESCRIPTION:**

SAND CREEK TOWNHOMES FILING NO. 1 SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF PONY TRACKS DRIVE AS DESCRIBED IN THE KNOLLS AT SPRINGS RANCH FILING NO. 1 RECORDED MARCH 20, 2000 AT RECEPTION NO. 200028805 OF THE RECORDS OF SAID COUNTY; THENCE S 89 DEGREES 42 MINUTES 22 SECONDS W ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE AS DESCRIBED IN THE COLORADO SPRINGS RANCH FILING NO. 2 RECORDED JANUARY 2, 1986 IN PLAT BOOK 23 AT PAGE 137 OF SAID RECORDS; AND IS THE BASIS OF BEARINGS USED HEREIN, A DISTANCE OF 504.05 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PETERSON ROAD AS DESCRIBED IN SAID SUBDIVISION OF THE COLORADO SPRINGS RANCH FILING NO. 2; THENCE N 44 DEGREES 50 MINUTES 30 SECONDS E ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 42.09 FEET; THENCE N 00 DEGREES 36 MINUTES 37 SECONDS E ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 482.33 FEET TO A POINT OF CURVE AND THE SOUTHEAST CORNER OF PETERSON ROAD AS DESCRIBED IN PETERSON ROAD FILING NO. 1 RECORDED DECEMBER 21, 1998 AT RECEPTION NO. 98187722 OF SAID RECORDS; THENCE ON SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 36 MINUTES 20 SECONDS, A RADIUS OF 645.00 FEET TO A POINT OF BEGINNING, THENCE N 89 DEGREES 42 MINUTES 22 SECONDS W A DISTANCE OF 554.84 FEET TO A POINT ON SAID RECORDS; THENCE N 89 DEGREES 42 MINUTES 22 SECONDS W ON SAID NORTH LINE, A DISTANCE OF 554.84 FEET TO A POINT ON A CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID PONY TRACKS DRIVE; (THE FOLLOWING THREE (3) COURSES ARE ON SAID WESTERLY RIGHT-OF-WAY LINE). 1) THENCE ON SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 06 MINUTES 07 SECONDS, A RADIUS OF 430.00 FEET FOR AN ARC DISTANCE OF 0.76 FEET, WHOSE CHORD BEARS S 00 DEGREES 14 MINUTES 35 SECONDS E; 2) THENCE S 00 DEGREES 17 MINUTES 38 SECONDS E A DISTANCE OF 512.14 FEET; 3) THENCE S 44 DEGREES 42 MINUTES 22 SECONDS W A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING. SUBJECT PARCEL AREA IS 302,624 SF (6.947 ACRES).

**GENERAL NOTES**

- MASTER PLAN: THE PROJECT IS A PART OF THE SPRINGS RANCH MASTER PLAN.
- FLOODPLAIN STATEMENT: THIS PROPERTY DOES NOT LIE WITHIN A FEMA DESIGNATED FLOODPLAIN. IT IS LOCATED WITHIN ZONE X (AREAS OF MINOR FLOOD HAZARD). FOR FURTHER INFORMATION, REFER TO THE FLOODPLAIN MAP FOR THE AREA COVERED BY THE PROJECT.
- ADJACENT PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL APPLICABLE ACCESSIBILITY CRITERIA, SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- SEWERING SHALL BE PROVIDED BY THE CITY OF COLORADO SPRINGS.
- ALL ROADWAYS ON-SITE WILL BE PRIVATE.
- THIS CONCEPT PLAN SHALL NOT BE USED FOR PRELIMINARY PLATTING PURPOSES.
- PUBLIC IMPROVEMENT EASEMENTS SHALL BE DEDICATED AS NECESSARY ON THE FINAL PLAT WHERE SIDEWALKS ARE LOCATED OUTSIDE OF THE RIGHT-OF-WAY.
- PROVANCES REQUESTED AT THIS TIME: ALL VARIANCE REQUESTS SHALL BE HANDLED DURING THE DEVELOPMENT PLAN PROCESS. INFORMATION SHALL BE PROVIDED TO THE CITY OF COLORADO SPRINGS THROUGH THE DEVELOPMENT PLAN PROCESS, AND MAINTAINED BY THE DEVELOPER/OWNER. REFERENCE THE SAND CREEK TOWNHOMES PRELIMINARY DRAINAGE REPORT FOR ADDITIONAL INFORMATION.
- ALL EXTERIOR LIGHTS INCLUDING THOSE ATTACHED TO BUILDINGS SHALL BE FULL CUT-OFF FIXTURES AND SHALL ADHERE TO CITY REQUIREMENTS. LIGHTS SHALL UTILIZE HOUSE SIDE SHIELDS WHERE ADJACENT TO RESIDENTIAL LAND USE.
- PRIOR TO EARTHWORK ACTIVITIES COMMENCING ON THE SITE, A GRADING AND EROSION CONTROL PLAN AND REPORT MUST BE APPROVED BY THE CITY OF COLORADO SPRINGS.
- ENGINEERING AND FINANCIAL ASSURANCES MUST BE OBTAINED FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
- DETACHED SIDEWALK MUST BE ADDED ALONG PONY TRACKS DR. AND PETERSON RD., AND 6' DETACHED SIDEWALK MUST BE ADDED ALONG N. CAREFREE CIR. UPON DEVELOPMENT.
- THIS PROJECT WILL COMPLY WITH THE PARKLAND DEDICATION ORDINANCE (PLDO).
- THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CPC CP 21-00063. THE APPLICANT, PHOENIX HOLDINGS PARTNERS, LLC HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.

**Kimley-Horn**  
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 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



CPC CP 21-00063  
07/14/2021